174.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,500 / 963,500
					USE VALUE:	963,500 / 963,500
					ASSESSED:	963,500 / 963,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTOIS ADAM
Owner 2:	GORDON LEAH
Owner 3:	
Street 1:	25 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	-
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 2345 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	572,500		391,000	963,500
Total Card	0.106	572,500		391,000	963,500
Total Parcel	0.106	572,500		391,000	963,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.96 | /Parcel: 410.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 115958
GIS Ref:
GIS Ref:
Insp Date: 05/20/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	572,500	0	4,620.	391,000	963,500	963,500	Year End Roll	12/18/2019
2019	101	FV	157,000	0	4,620.	385,400	542,400	542,400	Year End Roll	1/3/2019
2018	101	FV	157,000	0	4,620.	296,100	453,100	453,100	Year End Roll	12/20/2017
2017	101	FV	157,000	0	4,620.	279,300	436,300	436,300	Year End Roll	1/3/2017
2016	101	FV	157,000	0	4,620.	257,000	414,000	414,000	Year End	1/4/2016
2015	101	FV	148,300	0	4,620.	240,200	388,500	388,500	Year End Roll	12/11/2014
2014	101	FV	148,300	0	4,620.	221,200	369,500	369,500	Year End Roll	12/16/2013
2013	101	FV	148,300	0	4,620.	221,200	369,500	369,500		12/13/2012

!13517!

PRINT

Date	Time
12/11/20	03:27:31

LAST REV

Date	Time
09/06/19	09:54:02
apro	
13517	

USER DEFINED

Prior Id # 1:	115958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	72868-469	1	7/1/2019		1,110,000	No	No		
RJJJ LLC,	71242-390	1	6/29/2018	Change>Sale	480,000	No	No		
BECKETT MARY J,	69720-54		8/3/2017	Estate/Div	440,000	No	No	4	
	11366-122		7/27/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1345	Inter-De		C				
9/18/2018	1346	Addition	280,000	O				
2/17/2009	98	Re-Roof	10,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	Measured	PT	Paul T
5/14/2019	SQ Returned	JO	Jenny O
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	345	PATRIOT
4/17/2000	Inspected	263	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1880	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15383875
Const Adj.:	0.99989998
Adj $ / SQ:	149.984
Other Features:	83323
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578282
Depreciation:	5783
Depreciated Total:	572499

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

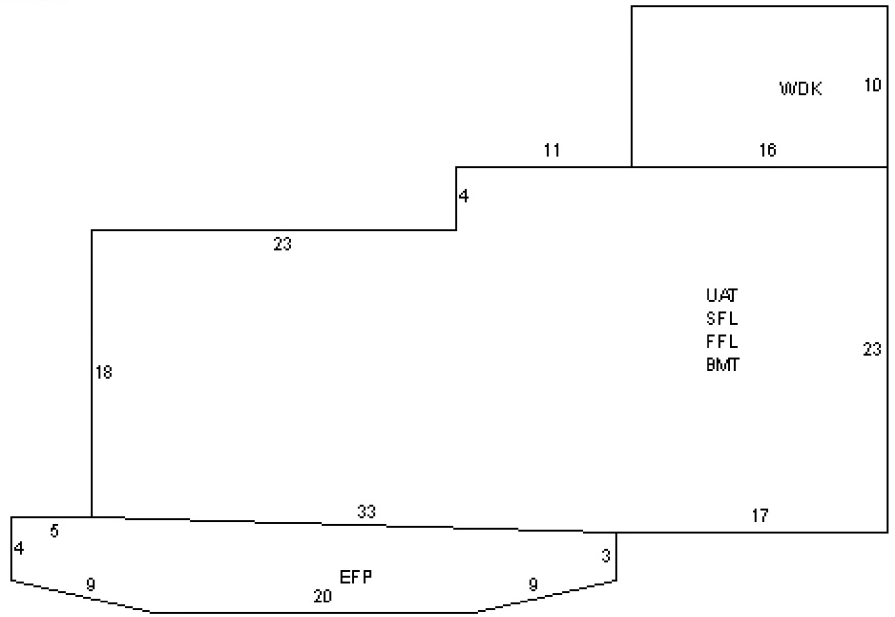
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.48
Special Features:	0	Val/Su Net:	153.03
Final Total:	572500	Val/Su SzAd	274.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,042	54.160	56,438
FFL	First Floor	1,042	149.980	156,283
SFL	Second Floor	1,042	149.980	156,283
UAT	Upper Attic	261	59.990	15,628
EFP	Enclos Porch	194	41.250	8,003
WDK	Deck	160	12.250	1,960

Net Sketched Area:	3,741			Total:	394,595
Size Ad	2084	Gross Are	4522	FinArea	2345

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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